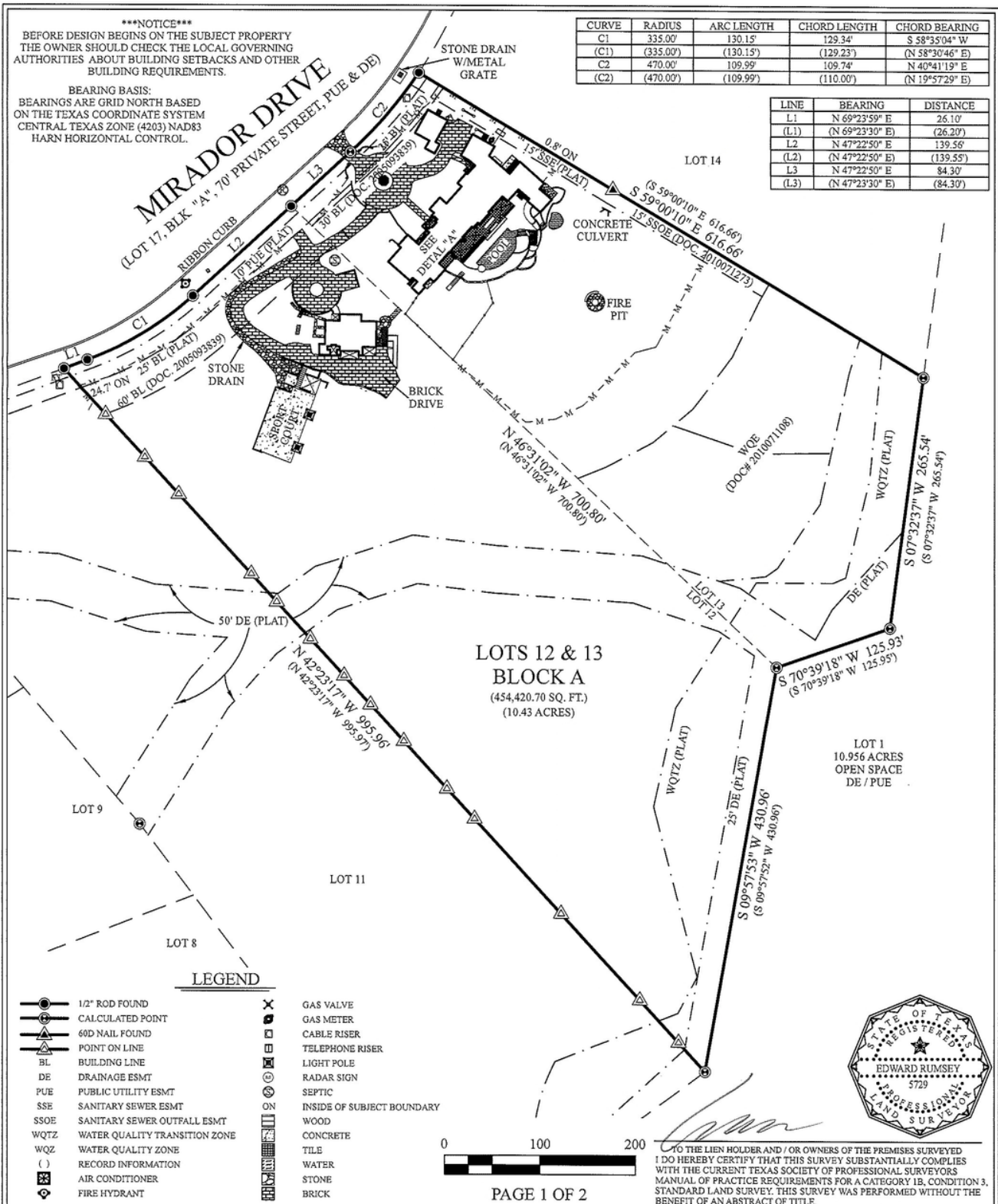


NOTICE
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	335.00'	130.15'	129.34'	S 58°35'04" W
(C1)	(335.00')	(130.15')	(129.23')	(N 58°30'46" E)
C2	470.00'	109.99'	109.74'	N 40°41'19" E
(C2)	(470.00')	(109.99')	(110.00')	(N 19°57'29" E)

LINE	BEARING	DISTANCE
L1	N 69°23'59" E	26.10'
(L1)	(N 69°23'30" E)	(26.20')
L2	N 47°22'50" E	139.56'
(L2)	(N 47°22'50" E)	(139.55')
L3	N 47°22'50" E	84.30'
(L3)	(N 47°23'30" E)	(84.30')



PAGE 1 OF 2

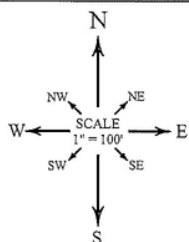
RESTRICTIONS

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

LOTS 12 AND 13, BLOCK A, BARTON CREEK SECTION M, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200000301, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

F.I.R.M. MAP INFORMATION		ADDRESS	
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C04403 PANEL: 04401 DATED: 01/22/2020 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.		THE YOUNG TROUBADOUR TRUST AUSTIN, TRAVIS COUNTY, TEXAS	
SURVEY DATE:	JUNE 6, 2023	FIELD BY:	DUSTIN CARTER 05/30/2023
TITLE CO.:	-	CALC. BY:	DAVID BAK 06/01/2023
G.F. NO.:	-	DRAWN BY:	ROGER CARDONA 10/23/2012
JOB NO.:	A6506123 - A1001812	UPDATE BY:	DAMIAN SMITH 06/06/2023
		RPLS CHECK:	EDWARD RUMSEY 06/06/2023



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